

County of Loudoun
Department of Planning

MEMORANDUM

DATE: October 10, 2007

TO: Judi Birkitt, Project Manager
Land Use Review

FROM: Kelly Williams, Planner
Community Planning

SUBJECT: ZMAP 2006-0019, Yardley 2nd Referral

BACKGROUND

GSR Partners LLC requests to rezone three parcels consisting of 9.53 acres from R-1 (Single Family Residential) to R-4, in order to develop 27 single family detached (SFD) homes at an overall density of 2.83 dwelling units per acre. The proposed zoning, density and unit type have been revised from the original submittal and the Zoning Ordinance Modifications are no longer being proposed.

The subject property is located on the east side of Gum Spring Road (Route 659), between U.S. Route 50 and Braddock Road (Route 620). Other residential communities surrounding the site include Stone Ridge and Providence Glen to the west and Providence Ridge to the south. Large-lot single family detached residences are immediately north of the property.

The applicant has responded to Community Planning comments by providing a response letter with draft proffers and a revised Concept Development Plan (CDP), both dated June 15, 2007. The issues related to site contamination, wetlands, airport noise, and pedestrian and bicycle circulation have been sufficiently addressed.

The revised proposal remains consistent with the Land Use policies of the Revised General Plan (*Policy 1, p. 6-17*) which designates this area as appropriate for residential neighborhoods with densities up to 4.0 dwelling units per acre. The Capital Facilities Impact Analysis has been recalculated (See Attachment 1) to address the change in unit number and type. The applicant has proffered a contribution of \$31,213 per dwelling unit. This amount is consistent with the Capital Facility policies of the Revised General Plan (*Proffer Guidelines, p. 11-1*).

The following outstanding issues relating to the application are described below. This referral is intended to be supplementary to Community Planning's December 18, 2006 referral.

OUTSTANDING ISSUES

1. Civic Uses and Community Facilities

Public and civic spaces play an important role in residential neighborhoods by providing a place for residents to meet and hold events and by contributing to the community's identity and aesthetics. Plan policy calls for residential neighborhoods to provide public and civic space at a minimum of 10% of the gross acreage of the property (*Revised General Plan, Policy 8, p. 6-7 and Policy 2, p. 6-17*). Such uses should be prominent landmarks within the neighborhood to help foster a community identity (*Revised General Plan, Policy 4, p. 6-18*).

Some type of civic space should be provided for this community in order to foster a sense of community and place, provide a meeting place for residents, and be a landmark within the immediate community. Examples of appropriate civic spaces for the proposed neighborhood, given its small size, might be a landscaped area with a gazebo, amphitheater, picnic pavilion, or public shelter associated with a park where residents could gather.

The revised CDP has eliminated the only the area designated as "civic open space" located on the property. The concept plan does not meet the Land Use Mix policies of the Plan (*Revised General Plan, Policy 2, p. 6-17*).

Staff recommends that the application commit to incorporating some type of public/civic space into the proposed neighborhood, such as a landscaped area with a gazebo, amphitheater, picnic pavilion, or public shelter associated with a park in order to comply with the Land Use Mix policies of the Plan.

2. Public Parks & Open Space

Open space is a critical component of a healthy, vibrant neighborhood by helping to establish community identity and facilitating social activities (*Revised General Plan, text, p. 6-9 and Design Guidelines, p. 11-6*). Plan policies state that residential neighborhoods, regardless of their size, will incorporate public parks and open space at a minimum of 30% of the gross acreage of the property (*Revised General Plan, Policy 2, p. 6-17*).

The Plan further states that interior open space should account for at least 75 percent of the required open space. Thus, neither the required buffer areas, nor the “leftover spaces” and parking and street landscaping, can account for more than 25 percent of the open space requirement (*Revised General Plan, Policy 3, p. 6-10*). Stormwater management facilities cannot be included unless they are developed as year-round amenities (*Revised General Plan, Policy 9j, p. 6-11*).

According to the response letter, the applicant is proposing 1.33 acres of common open space to include a multi-purpose trail along Route 659, an active recreation area with a tot lot and a potential “wet pond” stormwater management facility. The actual acreage of the three open space areas has not been identified on the CDP or in the proffers. According to staff’s calculations, the neighborhood should include a total of 2.86 acres of public parks and open space. An insufficient amount of open space has been provided.

Type of Open Space	Should be provided (per Plan Policies)	Actually provided (per response letter)
Interior (75% of open space)	2.14 acres	Not stated
Exterior (25% of open space)	0.72 acres	Not stated
Total (30% of total acreage)	2.86 acres	1.33 acres

Staff continues to recommend that additional interior open space be provided throughout the proposed neighborhood, such as community greens, pocket parks, and/or tree conservation areas. Staff also recommends that the applicant commit to enhancements of the stormwater management facility so it will be an amenity for the community year round and can be counted towards the required open space.

3. Existing Conditions

a. Forests, Trees, and Vegetation

The Revised General Plan calls for the protection of forests and natural vegetation for the various economic and environmental benefits that they provide (*Revised General Plan, Policy 1, p. 5-21*). Plan policies call for the submittal and approval of a tree conservation or forest management plan prior to any land development that “demonstrates a management strategy that ensures the long-term sustainability of any designated tree save area” (*Revised General Plan, Policy 3, p. 5-32*).

The applicant has shown an inventory of five trees with a diameter in excess of thirty inches which have been proffered to be preserved. While preserving the more mature trees is commendable, there is still a potential to provide tree save areas along the perimeter of the site and within open space areas. A detailed description of the existing tree cover has not been provided for those areas.

Staff continues to recommend that a more detailed description of the existing tree cover in the site's interior be submitted to the County so that staff can fully assess opportunities for tree preservation. Staff further recommends that the application commit to preserving the site's existing vegetation – both around the site's perimeter as well as additional open space areas – by identifying Tree Conservation Areas (TCAs) on the Concept Plan. Lastly, staff recommends that a forest management plan be committed to that will ensure that any designated TCAs will be a functional and attractive natural area.

b. Historic Resources

The Revised General Plan states that the County will require an archeological and historic resources survey as part of all development applications (Revised General Plan, Policy 11, p. 5-36). The application includes a Phase I archaeological survey for the subject property which identified one previously unknown archeological site (44LD1382) and four archaeological locations.

While the Phase I report finds that no further archaeological work is recommended, staff continues to recommend that the findings of the survey be delineated on the Existing Conditions plat and the Composite Map.

4. Road Noise Impacts

The Plan states that the "County will require all land development applications that propose land uses adjacent to any of the existing and/or proposed arterial and major collector roads will be designed to ensure that no residential or other type(s) of noise-sensitive use(s) will have traffic noise impacts which occur when the predicted traffic noise levels approach or exceed the noise abatement criteria on the Noise Abatement Criteria (NAC) Hourly A-weighted Sound Levels table, or when predicted traffic noise levels substantially exceed existing noise levels" (Revised General Plan, Policy 2, p. 5-47).

The proposed development is adjacent to the section of Gum Springs Road (Route 659) that is planned to become part of the West Spine Road. Although Gum Springs Road is currently two lanes, this road will, per the Revised Countywide Transportation Plan, ultimately be a six lane, median-divided major collector. The applicant has

proffered a 75' setback with a type 3 buffer, including a 4 foot earthen berm along Route 659. This will help mitigate the noise impact, however it does not ensure that the interior noise level will not exceed 52 decibels (Revised General Plan, Noise Abatement Criteria (NAC) Hourly A-Weighted Sound Levels, p. 5-45).

Staff recommends that a noise analysis be conducted and provided to the County at the time of site plan review in order to ensure that the proposed residences will not be adversely impacted by current or future roadway noises. Staff would like the opportunity to review and comment on the analysis prior to site plan approval.

5. Site Design and Layout

a. Streetscape

The Revised General Plan calls for neighborhood streets to possess a liveliness generated by a variety of building types and details such as entryway porches, interesting doors, lighting fixtures, and by careful selection of street furniture and trees (Revised General Plan, Design Guidelines, p. 11-8). In addition, the Plan calls for individual houses to provide a variety of details, such as entryway porches, garages set back from the front façade of buildings, interesting doors, lighting fixtures, and careful selection of roadway furniture and trees (Revised General Plan, Design Guidelines, p. 11-8). The response letter submitted with this application states that the applicant is considering using a variety of building types and details. No detailed information has been submitted.

Staff continues to recommend a commitment that the proposed housing units include a variety of building types and details with the garages set back at least 15 feet from the front of the buildings.

b. Interparcel Connection

In order to achieve a local road network and help keep local traffic off regional roads, interparcel connections are required in all development proposals in the Suburban Policy Area (Revised CTP, Policy 4, p 3-15). The revised concept plan has eliminated the proposed interparcel connection to the vacant property to the east. This is not in compliance with the policies of Revised CTP.

Staff recommends that the application include an interparcel connection to the vacant property to the east per Plan policies.

6. Affordable Housing

Land development applications proposing more than 50 dwelling units with a density greater than one dwelling unit per acre must provide a certain percentage of affordable units (ADUs) (*Revised General Plan, Policy 8, p. 2-14*). Because the project is proposing only 27 units, it is not subject to the County's Affordable Dwelling Unit (ADU) Ordinance. Although it is not required by the Zoning Ordinance, staff encourages the Applicant to consider providing ADUs to assist the County in achieving affordable housing goals.

RECOMMENDATIONS

The proposed residential development generally conforms to the land use and density planned for the subject property. However, staff recommends the following:

- Provide and commit to a public space, such as a large gazebo, amphitheater, picnic pavilion, or public shelter;
- Provide and commit to additional open spaces within the development, such as community greens, pocket parks, tot lots, and/or tree conservation areas;
- Provide and commit to enhancements to the proposed stormwater management facility;
- Clearly identify the Tree Conservation Areas (TCAs) on the Concept Development Plan (CDP) and commit to a long-term forest management or tree conservation plan;
- Provide and commit to an interparcel connection to the adjacent property to the east; and
- Provide and commit to a variety of building details.

Staff would be happy to meet with the applicant to discuss any comments or questions.

Attachments

Attachment 1: Capital Facilities Impact Analysis

cc: Julie Pastor, AICP, Director, Planning Department
Cindy Keegan, AICP, Program Manager, Community Planning

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Attachment 1- Revised Capital Facilities Impact Analysis (7/10/2007)

ZMAP 2006-0019, Yardley

TOTAL PROJECTED CAPITAL FACILITIES IMPACT

The total capital facilities impact of the proposed development is calculated using the approved capital intensity factors for the proposed unit mix, as follows:

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Capital Intensity Factors</i>	<i>Projected Capital Facilities Impact</i>
Single-Family Detached (SFD)	26	\$46,819	\$1,217,294
Single-Family Attached (SFA)	0	\$29,709	\$0
TOTAL	26		\$1,217,294

26 Total Units \$1,217,294 Total Projected Capital Facilities Impact

ANTICIPATED CAPITAL FACILITIES CONTRIBUTION

The anticipated capital facilities contribution of the proposed development takes into account affordable dwelling units (ADUs) and the number of units permitted by the base density. According to a resolution passed by the Board of Supervisors on February 15, 2005, the base density and base unit type of a type of property should be calculated using the current zoning of the property. Revised Capital Intensity Factors (CIFs) were adopted by the Board of Supervisors on July 25, 2006.

1. Number of Market Rate Units Subject to Capital Facilities Proffer Guidelines

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Number of Proposed ADUs</i>	<i>Number of Market Rate Units</i>
Single-Family Detached (SFD)	26	0	26
Single-Family Attached (SFA)	0	0	0
TOTAL	26	0	26

2. Capital Facilities Calculations for Market Rate Units

<i>Housing Type</i>	<i>Total Number of Market Rate Units</i>	<i>Capital Intensity Factors</i>	<i>Capital Facilities Calculations for Market Rate Units</i>
Single-Family Detached (SFD)	26	\$46,819	\$1,217,294
Single-Family Attached (SFA)	0	\$29,709	\$0
TOTAL	26		\$1,217,294

3. Capital Facility Credit for Base Density Units assuming Single Family Detached Dwellings

<i>Zoning District</i>	<i>Acres</i>	<i>Density Permitted By-right (du/acre)</i>	<i>Base Density Units</i>	<i>Capital Intensity Factor</i>	<i>Capital Facility Credit for Base Density Units</i>
R-1	9.53	1	9	\$46,819	\$421,371
TOTAL			9		\$421,371

4. Anticipated Capital Facilities Contribution

$$\$1,217,294 - \$421,371 = \$795,923$$

\$795,923 Anticipated Capital Facilities Contribution

A-7

County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 12, 2007
TO: Judi Birkitt, Project Manager, Land Use Review
FROM: Heidi Siebentritt, Historic Preservation Planner, Community Information and Outreach

SUBJECT: ZMAP 2006-0019 Yardley – 2nd Submission

Staff has reviewed the Phase 1 archaeological report for the subject property prepared by ECS Mid Atlantic and dated May 17, 2006. Archaeological testing of the undisturbed portions of the 9.5-acre property resulted in the identification of one archaeological site (44LD1382) and four isolated finds, or "locations" associated with the casual discard of materials.

44LD1382

Site 44LD1382 has been interpreted as the remains of a late 19th century domestic site. Because of the lack of artifacts and the shallow deposition of the artifacts recovered, the consultant has finds the site ineligible for listing in the National Register of Historic Places and recommends no further work. Staff has no issue with this finding and recommendation.

Standing Structures

The Existing Conditions plat submitted by the applicant shows 8 existing structures. None of these structures were described or photographed in the Phase 1 report. These are apparently 20th century residences, two of which are illustrated with the associated Phase 1 Environmental Site Assessment prepared by Paciulli Simmons. All standing structures should be recorded as part of the standard Phase 1 archaeological report, even if they do not appear to be historically significant.

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: July 23, 2007

TO: Judi Birkitt, Project Manager, Department of Planning

THROUGH: Mark Stultz, Deputy Zoning Administrator

FROM: Rory L. Toth, Planner, Zoning Administration

CASE NUMBER & NAME: ZMAP-2006-0019 Yardley 2nd Referral

TAX MAP/PARCEL NUMBER (MCPI): 101////////53A 205-39-6591
101////////45A 205-49-8308
101////////45D 205-49-9724

Staff has reviewed the referenced **rezoning (ZMAP)** application to include the Statement of Justification dated September 1, 2006, revised through June 15, 2007, Draft Proffer Statement dated June 15, 2007 and Concept Development Plan (CDP) dated July 13, 2006, revised through June 15, 2007. The property is zoned Single Family Residential (R-1) under the Revised 1993 Loudoun County Zoning Ordinance. The Applicant is requesting to rezone approximately 9.5 acres from the R-1 zoning district to the R-4 (Single Family Residential) Zoning District and utilize the Suburban Development Option to construct 27 single family detached dwelling units, a pedestrian trail and active recreation/civic area.

A. ZONING ORDINANCE COMMENTS

1. **Section 3-404(B) Lot Width.** This Section of the Zoning Ordinance requires that single family residential lots be at least 80 feet in width. It appears that numerous lots (i.e. Lots 1, 2, 13) do not meet this 80 foot requirement. Also, it appears that the cul-de-sac lots may not be designed in accordance with Section 1-205(B). Staff recommends a typical lot detail be provided on the CDP to help address these issues.
2. **Section 3-410 Active Recreation Space.** The CDP illustrates a "possible SWM/BMP" within the required active recreation area. Staff also notes that a storm water pond/bmp does not meet the definition of "recreation space, active", as listed in Article VIII of the Zoning Ordinance. Explain how a SWM/BMP meets the definition stated above. Staff notes that the types of active recreation uses proposed must meet the definition in Article VIII of the Zoning Ordinance. The Applicant should clarify what is meant by a "5,000 square foot playing field." The CDP illustrates no sidewalks connecting the trail on the west side of the property to access the active recreation area and no means of access for pedestrians to go to and from open space areas and the active recreation area.

3. **Section 5-200 Permitted Structures in Required Yards.** Staff notes that the revision to the CDP still illustrates the existing 75 foot setback from Route 659 encroaching onto Lots 1, 11, 13-15, which may affect the ability of homebuyers to construct decks and other accessory structures on the lots. Currently, the setback encroaches into the required 25 foot rear yard by 15 feet. While an attached deck over 30 inches in height can encroach up to 10 feet into a 25 foot rear yard, Staff recommends that the required setback be located off the lots, or at a minimum, are no greater than the required yard. Staff recommends that potential homebuyers be notified of such setback restriction and its affect on the construction of decks and accessory buildings.

B. ZONING MAP AMENDMENT CONSIDERATION ITEMS

1. **Section 6-1211(E) (Item 2).** The Applicant must demonstrate that this zoning map amendment application will not further burden the supportive non-residential uses (i.e. schools, parks, libraries, retail stores, etc.) in adjacent communities such as Stone Ridge and South Riding, by providing data demonstrating that sufficient capacity are available in these communities.
2. **Section 6-1211 (E) Item 15.** The Applicant has not provided a mixture of moderate housing opportunities for all qualified persons of Loudoun County. Although not required on this property, the Applicant has not proposed any Affordable Dwelling Units (ADUs), which would further enhance the housing opportunities for all qualified residents.

C. PROFFERS

Pursuant to Section 6-1209(A), if there are any proffered conditions which the applicant wishes to have considered with the application, they shall be submitted for staff review as part of the applicant's response to the written report required by Section 6-1204(B). In no event shall the applicant's proposed statement of proffered conditions be submitted later than forty-five (45) calendar days prior to the scheduled public hearing before the Board of Supervisors. Nothing in this paragraph shall prevent the Board of Supervisors from approving an application subject to changes in proffers agreed to by an applicant at the public hearing so long as the change imposes a more restrictive standard and the ordinance adopted accurately reflects such changes.

Furthermore, pursuant to Section 6-1209(B), proffered conditions shall be signed by all persons having an ownership interest in the property and shall be notarized. Proffered conditions shall contain a statement that the owners voluntarily enter into the conditions contained therein.

The proffer statement must be written in a manner so that there is clarity in the proffers to allow for administration and enforcement. Pursuant to Section 6-1209(G), the Zoning Administrator shall be vested with all necessary authority on behalf of the Board of Supervisors to administer and enforce proffered conditions. Such authority shall include

the ability to order, in writing, the remedy of any noncompliance with a proffered condition and the ability to bring legal action to ensure compliance including injunction, abatement, or other appropriate action or proceedings, as provided for in Section 6-500 of this Ordinance. Any person, group, company, or organization aggrieved by an interpretation of the Zoning Administrator may appeal such interpretation as defined by Section 6-1209(J) of this Ordinance.

1. **Proffer III.A. Recreational Amenities and Sidewalks.** Staff notes that the trigger for construction of recreational amenities and sidewalks on property is *"in conjunction with the development of the adjacent residential areas and the construction of the adjacent streets and infrastructure."* Staff notes that this statement is vague. Staff recommends that the proffer trigger for the construction of amenities and sidewalks be prior to the first zoning permit. Staff notes that the uses in the active recreation area on the CDP must meet the definition of "recreation space, active" in Article 8.
2. **Proffer IV. A Route 659 Dedications and Improvements.** This Proffer states that the dedication and improvements for Route 659 are shown on the CDP. Staff notes that the area of dedication and improvements are not shown on the CDP.
3. **Proffer VII.A. Environment.** This proffer states that "The Applicant shall save the five trees located on Parcels B and C.....as shown on the CDP. Staff notes that the trees referenced in this proffer are not shown on the CDP. The Proffer should specify what exact measures will be used to ensure the preservation of these trees.
4. **Proffer VII.E. Route 659 Buffer.** Staff notes that the Applicant is proffering a Type III Rear Buffer Yard with a minimum 4-berm in the open space along Route 659. As the proposed buffer is greater than what is required by the Zoning Ordinance, the proffer should clarify if whether a stockade fence or masonry wall will be located in the proposed rear buffer yard. Also, the Type III rear buffer and typical detail should be illustrated on the CDP.
5. **Proffer XII. Best Management Practices.** Regarding the last sentence of this proffer, Staff notes that the "LID Areas" referenced in this proffer are not shown on the CDP.

D. CAPITAL FACILITIES COMMENTS

The following comments were provided by Dan Csizmar, Capital Facilities Planner, on July 13, 2007.

1. Proffer III.B - Please ensure that the trail provided along Route 659, Gum Spring Road, connects with any trails on adjacent parcels running along the road.
2. Proffer VIII.A- Please include among the HOA General Responsibilities snow removal and maintenance on all private streets within the development.

E. CONCEPT DEVELOPMENT PLAN ISSUES

A-11

1. Revise Note #1 on Sheet 1 of the CDP and add the following statement after Airport Impact Overlay District, "located within the LDN 60 1-mile buffer noise contour."
2. Provide a typical lot layout detail illustrating the required yards, lot size, lot width, and setbacks for the single family detached units proposed in this development.

Attachment: A/S

cc: Melinda Artman, Zoning Administrator
Mark Stultz, Deputy Zoning Administrator


County of Loudoun
Office of Transportation Services

MEMORANDUM

DATE: July 25, 2007

TO: Judi Birkitt, Project Manager
Department of Planning

FROM: Lou Mosurak, AICP, Senior Transportation Planner

THROUGH: Art Smith, Senior Coordinator 

SUBJECT: ZMAP 2006-0019-Yardley
Second Referral

Background

This referral serves as an update to the status of issues identified in the first OTS referral on this application (dated November 21, 2006). This rezoning application proposes to construct 27 single family detached (SFD) residential units on approximately 9.53 acres located on the east side of Gum Spring Road (Existing Route 659) between Tall Cedars Parkway and Braddock Road (Route 620). A vicinity map is provided as *Attachment 1*. A single access point is proposed to the site from Gum Spring Road (Existing Route 659) at a point approximately 650 feet south of Tall Cedars Parkway and approximately 550 feet north of Providence Ridge Drive and the future entrance to the approved Providence Glen subdivision (directly opposite Providence Ridge Drive). The proposed 27 SFD units would generate a total of 270 average daily trips (ADT), including 28 AM peak hour trips and 33 PM peak hour trips. This update is based on review of materials received from the Department of Planning on June 26, 2007, including (1) a letter responding to first referral comments, dated June 15, 2007; (2) a draft proffer statement, dated June 15, 2007; (3) a revised statement of justification, dated June 15, 2007; and (4) a rezoning concept plan prepared by Paciulli Simmons & Associates, Inc., dated July 13, 2006 and revised through June 15, 2007.

Status of Transportation Issues/Comments

Staff comments from the first referral, along with the Applicant's response (quoted directly from its June 15, 2007 response letter) and issue status, are provided below.

1. Initial Staff Comment: The Applicant's traffic study assumes and statement of justification makes reference to a "full-access site driveway" (including median crossover) at the site entrance onto Gum Spring Road. The location of this intersection is approximately 650 feet south of the Gum Spring Road/Tall Cedars Parkway intersection; this distance is less than the 800-foot desirable median crossover spacing for this segment of Gum Spring Road as identified in the Revised CTP. Approved construction

3. Initial Staff Comment: The Applicant should dedicate any necessary right-of-way to accommodate construction of a four-lane Gum Spring Road consistent with approved construction plans (CPAP 2002-0189 as revised).

Applicant's Response: The proposed right-of-way dedication is in conformance with the ultimate typical section for Old Route 659/West Spine Road and the approved construction plans (CPAP 2002-0189). The existing two lanes of Old Route 659 will become the northbound lanes of the West Spine Road and the two new lanes (future southbound lanes of the West Spine Road) will be constructed west of the existing lanes.

Issue Status: The proposed right-of-way dedication shown on the plat is consistent with the approved construction plans for this segment of Gum Spring Road (CPAP 2007-0017). Issue resolved.

4. Initial Staff Comment: Per the Revised CTP, turn lanes are required at all intersections along the future West Spine Road. The Applicant should commit to dedication of necessary right-of-way for and construction of a right turn lane into the site from the northbound Gum Spring Road.

Applicant's Response: Additional right-of-way and exclusive right turn lane into the site entrance are provided with this application. See Proffer IV.A.2.

Issue Status: The Applicant has agreed to construct a right turn lane into the site if warranted by VDOT or the County or desired by the Applicant, and has included language to this effect in the proffer statement. Area for right turn lane right-of-way dedication is depicted on the plat. Issue resolved.

5. Initial Staff Comment: The Applicant should provide for a cul-de-sac bulb (possibly temporary) at east end of main road through the site. Provision of an interparcel connection to the "Beach Realty" property (referenced as a possibility in the Applicant's Statement of Justification) is strongly recommended given the likelihood that a median crossover (and direct access to the site from southbound Gum Spring Road) is not likely given proximity of the proposed site entrance to the intersection with Tall Cedars Parkway.

Applicant's Response: All of the internal public streets are proposed to be terminated with permanent cul-de-sac turn-arounds.

Issue Status: Staff reiterates its comment that the Applicant preserve the possibility of an interparcel connection with the "Beach Realty" property to the east. Access through that parcel would allow for a connection to future Tall Cedars Parkway, providing an alternate means of ingress/egress to the proposed development. This interparcel access is critical given the amount of site traffic assumed by the traffic study to be oriented to the north (90%) and the distance to the nearest proposed crossover to the south of the site (approximately 1,700 feet), at which all southbound site traffic would need to make U-turns. Issue not resolved.

6. Initial Staff Comment: Staff appreciates the Applicant's provision of the multi-use trail along the site's Gum Spring Road frontage.

Applicant's Response: Comment noted.

Issue Status: The Applicant's draft proffer statement (Proffer III.B.) now specifies the width of the proposed trail (e.g., an 8-foot wide trail within a 12-foot wide public access easement), but the dimensions listed are not consistent with current AASHTO standards (referenced in FSM Section 4.600(B)(2)(d)), which recommend a 10-foot wide trail centered within a 14-foot wide public access easement. The Applicant should provide these wider trail and easement sections. Issue not resolved.

7. Initial Staff Comment: The Applicant should provide typical sections for both the public and private streets proposed on site. Staff recommends that sidewalks be provided on both sides of the main public street through the site, and that the sidewalks connect with the proposed multi-use trail along Gum Spring Road.

Applicant's Response: All streets now are proposed as public streets with 5-foot sidewalks on both sides of the street. See Proffer III.B. A typical section drawing is included on the revised Concept Plan.

Issue Status: Public street profiles have been provided as requested, and language regarding sidewalks on both sides of the street is now included in the proffers. Issue resolved.

8. Initial Staff Comment: The Applicant should provide a regional road contribution of \$3,500.00 per each dwelling unit proposed on site. This amount is consistent with other recently approved rezoning applications in the surrounding area.

Applicant's Response: The applicant is proffering a regional road contribution of \$3,500 per unit, as recommended by staff. See Proffer IV.E.

Issue Status: The Applicant's proposed contribution is appreciated. Issue resolved.

9. Initial Staff Comment: The Applicant should provide a transit contribution of \$500.00 per each dwelling unit proposed on site. This amount is consistent with other recently approved rezoning applications in the surrounding area.

Applicant's Response: The applicant is proffering a transit contribution of \$500 per unit, as recommended by staff. See Proffer IV.D.

Issue Status: Given the size of this development, the proposed contribution is reasonable and appreciated. Issue resolved.

10. Initial Staff Comment: The 12 townhouses proposed on site are located in close proximity to the right-of-way for Gum Spring Road, which is classified as a major collector and which will ultimately be a six-lane (U6M) facility. Per Revised CTP policy, the Applicant should evaluate noise impacts on the proposed residential development and determine appropriate highway noise mitigation measures.

Applicant's Response: The Concept Plan has been revised to eliminate the townhouses. The application will provide the 75-foot building setback from the ultimate right-of-way, which will serve as a noise buffer along with a proposed landscape berm and existing, mature trees.

Issue Status: While the proposed unit types have been revised and moved further back from the Gum Spring Road right-of-way, the Applicant's response does not address Revised CTP policy regarding evaluation of noise impacts on the proposed residential units. The Applicant should commit to completion of a noise study prior to approval of the preliminary subdivision plat for this site, as well as commit to implement any noise mitigation measures recommended by the study. Issue not resolved.

11. Initial Staff Comment: Development of the site should be limited to the number of units permitted by-right until such time as a four-lane (U4M) section of Gum Spring Road is in place.

Applicant's Response: This request is inconsistent with the proffers of the nearby recently approved Treberg site.

Issue Status: Given existing conditions on this segment of Gum Spring Road, a commitment to such a limitation is not an unreasonable request, particularly when the progress of construction plan approval and right-of-way acquisition in the area are considered. Staff notes that the pending Gum Spring Property rezoning application (ZMAP 2005-0040) has proffered a limitation on the number of units which can receive zoning permits until a four-lane section of Gum Spring Road near that site is in place. Issue not resolved.

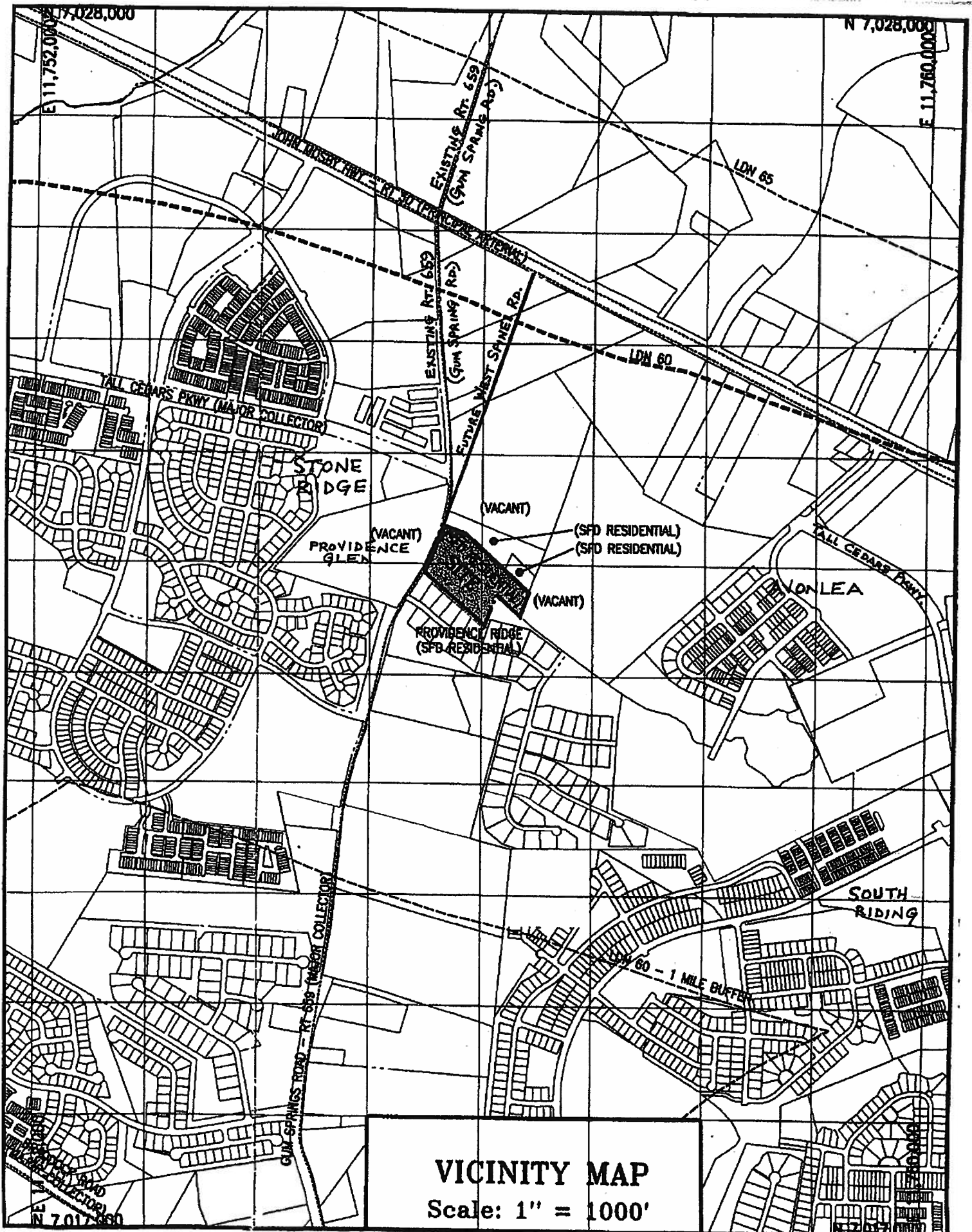
Conclusion

Subject to resolution of the unresolved issues noted above, OTS would not object to approval of this rezoning application.

ATTACHMENT

1. Site Vicinity Map

cc: Charles Yudd, Assistant County Administrator, County Administration
Andrew Beacher, Assistant Director, OTS Norah Ocel, Transportation Planner, OTS



VICINITY MAP
Scale: 1" = 1000'



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

December 15, 2006

Ms. Nicole Steele
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Yardley
(1st Submission)
Loudoun County Application Number ZMAP 2006-0019

Dear Ms. Steele:

We have reviewed the above noted application as requested in your September 21, 2006 transmittal. We offer the following comments:

1. Please provide this office a copy of the draft proffers for review.
2. Please indicate the plan name, number, responsible party and status of the proposed Route 659 Improvements "by others".
3. This applicant should dedicate one half of the ultimate typical section (U6M; 120' right of way) as specified in the *Countywide Transportation Plan (CTP)* of 60' from centerline of Route 659 or whatever is required by the approved Route 659 Improvement plan noted in comment # 2, whichever is greater.
4. We recommend the County pursue a monetary contribution equivalent to one half the ultimate typical section for Route 659 frontage improvements as specified in the *CTP*, i.e., one-half U6M, if Route 659 (aka, West Spine Road) is built by others.

ATTACHMENT 1 e

A-18

5. Per the *CTP*, this applicant should dedicate additional right of way and provide an exclusive right turn lane into the site entrance in the ultimate condition.
6. In the event that this development moves forward prior to the Route 659 Improvements, then a right turn lane and left turn lane with adequate lane shift transition will be required at the site entrance.
7. We recommend a vehicular inter-parcel connection to the north.
8. Provide a temporary turnaround within a temporary turnaround easement at the terminus of the inter-parcel connector to the property to the east.
9. Related to comment # 8: Applicant should escrow funds for removal of the temporary cul-de-sac and extension of the road to the property line.
10. Will this site have access to a crossover (median break) per the Route 659 Improvement plans? If so, please dimension the distance to the closest crossovers in both directions and ensure that that at least the minimum crossover spacing criterion of 800' is met.
11. All crossovers are to have left turn lanes in both directions.
12. If there is to be a crossover at this site's entrance then the applicant should proffer to design and install a traffic signal when warrants are met as determined by VDOT. The applicant should also be held responsible to conduct and submit for review a traffic signal warrant study.
13. Related to comment 12: Additional right of way will be required if a traffic signal is an eventuality at this site' entrance.
14. We recommend the County pursue a pro-rata monetary contribution to be applied towards off-site transportation improvements.
15. For clarity and consistency, please indicate the name of Route 659, Gum Springs Road as it is identified in the *CTP*, i.e. the *West Spine Road*.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

cc: Mr. Sam Allaire

A-19



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

July 20, 2007

JUL 25 2007

Ms. Judi Birkitt
County of Loudoun
Department of Planning
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

PLAN;NIN DEPARTMENT

Re: Yardley
(2nd Submission)
Loudoun County Application Number ZMAP 2006-0019

Dear Ms. Birkitt:

We have reviewed the above noted application as requested in your June 25, 2007 transmittal.
We have no objection to the approval of this application.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.
Transportation Engineer

cc: Mr. Imad Salous

A-20

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

DATE: August 3, 2007

TO: Judi Birkitt, Project Manager, Department of Planning

FROM: Todd Taylor, Environmental Engineer

THROUGH: William Marsh, Environmental Review Team Leader

CC: Sarah Milin, Community Planner

SUBJECT: ZMAP-2006-0019 Yardley

The Environmental Review Team (ERT) reviewed the revised application and offers the following comments:

Regarding the Phase I Environmental Site Assessment reports

1. The applicant's responses states that a Phase II Environmental Site Assessment has been started and will be submitted under separate cover as soon as it is complete. Staff requests an opportunity to review the assessment. Staff recommends that the assessment be completed prior to the approval of the rezoning application.
2. For clarity and to include a timing mechanism, staff recommends replacing Draft Proffer VII.C with the following: "The Applicant agrees to perform all remediation activities, in accordance with applicable local, state, and federal regulations, as recommended by the Phase II Environmental Site Assessment, prepared by insert consultant name, dated insert date. Evidence of completion of all remediation activities will be provided to the County prior to the approval of the preliminary subdivision application."

Regarding forest resources

3. Tree preservation for the entire site is limited to five trees located on Parcels B and C. Furthermore, the survivability of these trees is a concern given the required construction activities associated with the proffered 4-foot berm along Route 659. Staff recommends revising the proposed layout to better accommodate the preservation of existing vegetation. Staff notes that the current layout reflects the Suburban Design Option in Section 3-404 of the Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 LCZO), which does not include perimeter buffering. Staff recommends that the applicant consider one of the other design

options to better accommodate tree preservation. Incorporating existing vegetation into the project will provide water quality and habitat benefits as well provide some buffering and separation from adjacent uses. Please also see related comment below regarding noise impacts.

Regarding water quality

4. Limited information regarding the project's stormwater management (SWM)/best management practice (BMP) approach has been provided with this application. The majority of the site is located within the Bull Run Watershed and drains to the Occoquan Reservoir, a drinking water supply. As such, staff recommends that the applicant provide a commitment stating that any pond(s) constructed on the property will be enhanced extended detention.

Regarding wetlands

5. The applicant's responses refer to a letter attachment from the U.S. Army Corps of Engineers, dated February 12, 2007, confirming that there are no wetlands on site. However, no letter was attached to the responses. Please provide a copy of the letter for staff to review.

Other

6. In response to staff's noise concerns associated with the ultimate configuration of Gum Springs Road, that applicant provided Draft Proffer VII.E, which requires a Type 3 Rear Buffer Yard and a 4-foot berm along Gum Springs Road. Staff is concerned that the installation of the berm will significantly impact the critical root zone of the five trees proposed for preservation. As such, staff continues to recommend that the applicant commit to conducting a noise impact study to determine whether noise attenuation measures are warranted. If the study cannot be provided for review prior to the rezoning application, staff recommends that the applicant consider the following noise study commitment, similar to commitments provided with other approved rezoning projects:

"The applicant will provide a noise impact study to the County that will determine the need for any additional buffering and noise attenuation measures along Gum Spring Road (West Spine Road). The noise impact study shall be based upon traffic volumes for the roadway consistent with the 2030 forecast from the Loudoun County Transportation Forecasting Model available from the Office of Transportation Services, the ultimate road configuration as defined in the Revised Countywide Transportation Plan, and the ultimate design speed. This noise impact study will be conducted by a certified professional engineer and submitted to the County concurrently with the first site plan or construction plan, whichever is first in time. Noise impacts occur if noise levels substantially exceed the existing noise levels (a 10 decibel increase over existing levels) or approach (one decibel less than), meet, or exceed the Noise Abatement Criteria identified in the

Revised Countywide Transportation Plan. For all impacted uses, noise attenuation measures shall be provided along the specified roadway sufficient to mitigate the anticipated noise impacts prior to the issuance of occupancy permits for any impacted structures. Noise attenuation shall result in noise levels less than impact levels (2 decibels less than the Noise Abatement Criteria) and shall result in a noise reduction of at least 5 decibels. Where noise attenuation measures are needed, priority shall be given to passive measures (to include adequate setbacks, earthen berms, wooden fences, and vegetation). Structural noise attenuation measures (e.g., noise walls) shall only be used in cases where the mitigation cannot otherwise be achieved.”

7. Staff understands that the Phase I Archeological Survey recommended no additional archeological work. However, as they are existing condition, please identify the one archeological site (44LD1382) and four archeological locations on the Existing Conditions Plat.

Due to the scope of the comments provided, staff requests an opportunity to review the subsequent submission of this application. Please contact me if you need any additional information.

RECEIVED
FEB 1 2007



Norfolk District

BY: _____

U.S. ARMY CORPS OF ENGINEERS FIELD APPROVED WETLAND CONFIRMATION

Date: February 12, 2007

Project Number: 2007-355

Applicant: GSR Partners LLC

Agent: Paciulli Simmons & Associates

Project Name: 24914, 24946 and 24910 Gum Spring Road

Project Location: Loudoun County

This serves as a field approved confirmation for this property. Our basis for this finding includes application of the Corps' 1987 Wetland Delineation Manual and the definition of ordinary high water mark.

☒ We agree with the wetland delineation described in the letter, report and plans dated January 17, 2007.

☐ We agree with the wetland delineation as flagged with the following modifications (a revised map is required):

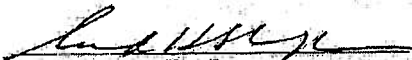
☐ The wetland delineation was flagged by a representative of the U.S. Army Corps of Engineers, as identified below:

☒ There are no jurisdictional waters or wetlands on the parcels.

☐ There are jurisdictional waters or wetlands on your property, which are contiguous with _____ We recommend that you have a wetland delineation performed.

☐ All waters/wetlands on the property are isolated and will not require a Department of the Army permit. However, a permit may be required from the Virginia Department of Environmental Quality.

Any mechanized landclearing that disturbs the soil surface, such as with a bulldozer and/or root rake, and/or any filling or excavation in the wetlands, streams and/or ponds on this site may require a permit from the Department of the Army and/or the Virginia Department of Environmental Quality prior to such activities occurring. If you have any questions, please contact the project manager listed below.


Ronald H. Stouffer, Jr.
Corps of Engineers Project Manager

703-221-6967
Telephone number





Environmental Health
Phone: 703 / 777-0234
Fax: 703 / 771-5023

Loudoun County Health Department

P.O. Box 7000
Leesburg VA 20177-7000



Community Health
Phone: 703 / 777-0236
Fax: 703 / 771-5393

June 27, 2007

MEMORANDUM TO: Nicole Steele, Project Manager MSC # 62
Planning Department, Building & Development

FROM: John P. Dayton MSC #68
Sr. Env. Health Specialist
Division Of Environmental Health

SUBJECT: ZMAP 2006-0019, Yardley
LCTM: 101/45A, D & 53A

This Department reviewed the plat, prepared by Paciulli Simmons Associates revised 06-15-07, and recommends approval with the following conditions to the proposal.

- 1) All the proposed lots and structures are properly served by public water and public sewer.
- 2) All existing wells and drainfields are shown on future plats. Note, as per Health Department records all 3 parcels are currently served by onsite well and septic.
- 3) All existing wells and drainfields are properly abandoned (Health Department permit required) prior to submission of record plat or razing of the structure, which ever is first.

If further information or clarification on the above project is required, please contact John Dayton at 737-8848.

RF

JUN 29 2007

PL

ATTACHMENT 19

A-25



880 Harrison Street, SE • P.O. Box 4000 • Leesburg, Virginia 20177-1403 • www.lcsa.org

July 11, 2007

Ms. Judi Birkitt
Department of Planning
1 Harrison Street, S.E.
P. O. Box 7000
Leesburg, Virginia 20177-7000

Re: ZMAP-2006-0019, Yardley

Dear Ms. Birkitt:

The Sanitation Authority has reviewed the referenced Zoning Map Amendment Petition and offers no objection to its approval. Public water and sanitary sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards; and with all requirements of the County of Loudoun.

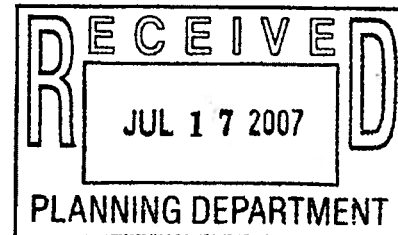
Should offsite easements be required to extend public water and/or sanitary sewer to this site, the applicant shall be responsible for acquiring such easements and dedicating them to the Authority at no cost to the County or to the Authority. Detailed comments on the design of the public water and sanitary sewer facilities will be addressed during the Sanitation Authority's Utility Extension Request process.

Should you have any questions, please do not hesitate to contact Susan Bour, of this office.

Sincerely,

A handwritten signature in black ink that reads "Marc I. Schwartz". The signature is written in a cursive, flowing style.

Marc I. Schwartz, P.E.
Manager, Department of Land
Development Programs



Dale C. Hammes, P.E.
General Manager/Treasurer

Administration 703-771-1095 • Metro 703-4

ATTACHMENT 1 h

Richard C. Thoesen, P.E.
Deputy General Manager

o 703-478-8677 • Fax 703-771-4141

A-26



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Nicole Steele, Project Manager, Planning Department **(MSC #62)**
From: Brian G. Fuller, Park Planner, Facilities Planning and Development
(MSC #78)
Through: Mark A. Novak, Chief Park Planner,
Facilities Planning and Development
CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Park Board, Chairman
Jim Bonfils, Park Board, Dulles District

Date: February 16, 2007

Subject: ZMAP 2006-0019, Yardley

Election District: Dulles **Sub Planning Area:** Dulles

MCPI # 205-39-6591, 205-49-8308, and 205-49-9724

BACKGROUND:

The property is located the east side of Route 659 (Gum Spring Road) between Route 50 (John Mosby Highway) and Route 620 (Braddock Road) in the Dulles South Area. The Property consists of approximately 9.53 acres within the Suburban Policy Area and Dulles Election District. The Property is currently zoned R-1 (Single Family Residential). The Applicant proposes to develop the Property as an infill residential community, consisting of 34 single-family detached and attached units (22 detached single-family units and 12 attached single-family units). To support this program, the Applicant seeks to rezone the Property from R-1 to PD-H4 (administered as R-8) in accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance. In addition, the Applicant is seeking the following Zoning Modifications: 25-acre minimum size for a PD-H4 District to 9.53 acres; 35 feet maximum R-8 building height to 40 feet; a perimeter buffer yard from 50 feet to 25 feet; and a Type 2 buffer where single-family detached lots are adjacent to single-family detached lots.

POLICY:

The site is governed under the land use policies in the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Revised Countywide Transportation Plan (Revised CTP). The subject site is located within

the Dulles Community within the Suburban Policy Area. The Planned Land Use Map adopted with the Revised General Plan identifies the subject site as planned for Residential. General Residential Policies ...*The County may permit residential rezoning at densities up to 4.0 dwelling units per acre in Residential Neighborhoods. ... Infill projects are key to completing larger community development patterns. Redevelopment and revitalization of aging or neglected areas of the Suburban Policy Area are essential to the general "health" of the area.*

PROJECT ANALYSIS:

The Applicant proposes to develop the Property as an infill residential community, consisting of 34 single-family detached and attached units. The proposed density is approximately 3.57 dwelling units per acre. The Applicant states the development has been designed with a mix of single-family detached and attached homes, a pedestrian trail, and an active recreation / civic area. Given the Property's close proximity to large planned communities (Stone Ridge, Kirkpatrick Farms, Providence Ridge), the Applicant states that the proposed zoning is compatible with the surrounding development pattern.

COMMENTS:

With respect to the Department of Parks, Recreation and Community Services (PRCS), Staff offers the following comments and recommendations:

1. No proffers were submitted with this application. Please provide proffers for review.
2. This project adds 34 single-family detached and attached units (22 detached single-family units and 12 attached single-family units) and offers no contribution to public recreation. The Suburban Policy Area is presently experiencing, and will continue to experience significant residential development. Additional development from new rezoning and by-right developments will place recreational facilities in further jeopardy from a capacity perspective. Developers of other subarea residential projects indicate in their applications that the area is supported by existing and planned public facilities. However, residents from both by-right and rezoned subdivisions add a significant demand on existing recreation facilities which make it difficult to keep pace with respective service demands. This application alone will have an immediate impact on existing and planned public recreational facilities in the area. The Applicant should demonstrate to Staff, the Planning Commission, and the Board of Supervisors how the recreational and leisure needs of these new residents will be met without further taxing the existing public recreational facilities in Dulles South area.

3. The Loudoun County Bicycle and Pedestrian Mobility Master Plan (BPMMP), Chapter 4, Bikeway and Walkway Facility Types, Recommended Shared Use Facilities (p. 42) recommends, *"Shared use pathways or trails are an important component of a bicycle and pedestrian transportation system, because they can provide a high quality walking and bicycling experience in an environment that is protected from traffic. Generally shared-use paths should be a **minimum of ten (10') feet wide and paved**".* While the Applicant is proposing what appears to be an eight (8') paved multi-use trail, PRCS recommends the Applicant proffer to construct a ten (10') foot paved path along the frontage of Route 659 (Gum Spring Road).
4. PRCS is concerned with pedestrian/bicycle access and safety within the development, considering the large amount of residences along a high-traffic volume road, such as Route 659 (Gum Spring Road). The Loudoun County Bicycle and Pedestrian Mobility Master Plan (BPMMP), Chapter 4, Bikeway and Walkway Facility Types, Intersection Treatments (p. 41) recommends *"a wide variety of features, including high-visibility crosswalks, wheelchair ramps, curb extensions, median refuges, countdown signals, in-median safety bollards, mid-block crossings, and more."* PRCS recommends the Applicant proffer intersection treatments at proposed intersection of Route 659 (Gum Spring Road) and the "Public Street" for purposes of the Trail crossing.
5. The Loudoun County Bicycle and Pedestrian Mobility Master Plan (BPMMP), Chapter 4(A), Roadway Planning and Design Policy, Walkway and Sidewalk Policy 2(a) (p. 31): *"Sidewalks in the Suburban Policy Area: Residential streets should have sidewalks with a **minimum width of five (5') feet**.* PRCS recommends that all internal sidewalks be a minimum of 5 feet. It is important to recognize that providing a wider width for sidewalks does not necessarily add to the safety of sidewalk bicycle travel. Utilizing or providing a sidewalk as a shared use path is unsatisfactory. Sidewalks are typically designed for pedestrian speeds and maneuverability and are not compatible with higher speed bicycle use.
6. The Concept Development Plan (Sheet 2) proposes a "Possible Active Recreation Area and Civic Open Space." PRCS requests clarification and additional detailed information on the proposed uses and amenities within the recreation / civic area.
7. PRCS applauds and supports the Applicant's submission of a Tree Preservation and Management Plan.

RECOMMENDATIONS:

PRCS has identified above, several outstanding issues that require additional information to complete the review of this application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.



Loudoun County, Virginia
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



Memorandum

To: Nicole Steele, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: November 20, 2006
Subject: ZMAP 2006-0019 Yardley

Thank you for the opportunity to review the above captioned application to rezone approximately 9.5 acres from R-1 to PDH-4 to allow the construction of 12 single family attached and 22 single family detached dwelling units.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC Station 9 Travel Time
205-39-6591	Yardley	1 minutes, 47 seconds

Travel Times for each project were calculated using ArcView and the Network Analyst extension to calculate the distance in miles. This distance was then doubled to provide an approximate travel time for a Fire or EMS unit to reach each project site. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied, another one to three minutes should be added.

Project name	Approximate Response Time for Arcola VFRC Station 9
Yardley	3 minutes, 49 seconds

The Arcola Pleasant Valley Volunteer Fire and Rescue Company provided the following comments and recommendations:

- The applicant shall require all builders to provide and install a residential fire sprinkler system for each residential unit constructed; provided that

the water supply system to any such residence has sufficient capacity to support the sprinkler system. All model homes utilized by the applicant and/or builder on the property for marketing purposes shall be constructed with a residential sprinkler system. All marketing information packets shall include promotional materials on the benefits of automatic fire sprinkler systems offered by the manufacturer of residential fire sprinkler systems, and United States Fire Administration.

- The applicant shall contribute an initial base sum of money of \$250.00 per unit for each residential unit, and an initial base sum of \$0.20 per gross square foot, per story of non-residential buildings and shall escalate in accordance with the CPI beginning with the base year 1988. The initial contribution shall be payable to the County of Loudoun at the time of issuance of the zoning permit. For the purpose of this section a residential unit includes each single-family detached unit, each single-family attached unit, and each multi-family unit. Said contributions shall be divided equally between the primary serving fire and rescue services. The County shall pay the collected proceeds to the primary serving fire company and the primary serving rescue company. In the event that a volunteer company is not the primary provider of fire and/or rescue service, the aforementioned contributions shall be discontinued on a basis of 50% for the primary fire service provider and 50% for the primary rescue service provider.
- Applicant shall provide all weather gravel compacted access for emergency vehicles to those portions of the project which are under construction, not later than the framing stage of construction, subject to approval of the Fire Marshal's office.

If you have any questions or need additional information, please contact me at 703-777-0333.

C: Project file



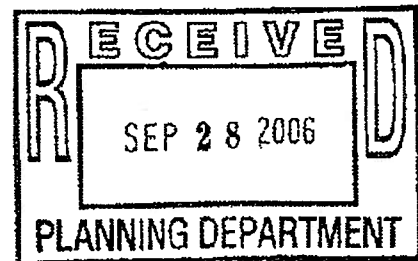
LOUDOUN COUNTY PUBLIC SCHOOLS

PLANNING AND LEGISLATIVE SERVICES

21000 Education Court
Ashburn, Virginia 20148
Telephone: 571-252-1050
Facsimile: 571-252-1 101

September 27, 2006

Ms. Nicole Steele
County of Loudoun
Department of Planning 1
Harrison Street, SE Post
Office Box 7000
Leesburg, Virginia 20177



RE: ZMAP 2006-0019/Yardley

Dear Ms. Steele:

School Board staff has reviewed zoning map amendment for Yardley. Based on the 2005 Virginia-County of Loudoun School Census, the proposed 22 single family detached and 12 single family attached units will generate a total of 24 school-age children: 12 elementary school-age children (grades K-5), 5 middle school-age children (grades 6-8), and 7 high school-age children (grades 9-12).

New students generate substantial operational and capital expenses. The escalating costs are evident in the County's operational and capital budgets. *The School Board Adopted FY 2007 through FY 2012 Capital Improvements Program* and the *School Board Adopted FY 2007 Operating Budgets* underscore the financial effects that student growth has on Loudoun County. Approval of the Yardley application will generate the following operating and capital expenses (see attached chart):

- Capital costs for the development's elementary school students will be \$311,726;
- capital costs for the development's middle school students will be \$161,037;
- capital costs for the development's high school students will be \$325,033; and
- the annual operating costs for the 24 students projected with the application are estimated to be \$299,040.

The total estimated capital costs of \$797,796 and the annual operational costs estimated at \$299,040 will be needed to fund the educational services for Yardley alone. The School Board is cognizant that these projected costs do not reflect anticipated revenues from real estate taxes, personal property taxes, and sales taxes. Nevertheless, the financial costs of all residential rezonings are not only significant, but also generate ongoing expenses that will increase with the passage of time.

A review of currently approved development suggests that Loudoun County Public Schools can anticipate more than 22,000 additional students over the next six years. This calculation does not embody children who are currently being served by Loudoun County Public Schools, nor does it include future potential students from by-right developments. The current Capital Improvements Program has utilized all proffered school sites. Projected enrollment growth will surpass all

Page Two

potentially available future capacity that is embodied in existing proffers. The Dulles subarea is presently and will continue to experience significant student enrollment growth. Children from currently approved developments will more than fill the area schools. Additional development from new rezonings and by-right developments will place the schools in further jeopardy from a capacity perspective.

In addressing the Dulles subarea, staff recognizes the constraints which exist with smaller-scaled rezoning projects. However, the number of smaller parcels in the subarea which have been rezoned, or are presently in the rezoning process, continues to increase. In an attempt to express the demands that the rezonings place not only on schools but also on all public services, staff must note that the school sites which have been proffered in this region of the county will in all likelihood only serve the constituents located in the subdivisions proffering land for the schools. Developers of small scaled rezoning projects indicate in their justification comments that the area is supported by existing and planned public infrastructure. However, students from both by-right and rezoned subdivisions add a significant load to existing and planned school facilities which make it difficult to keep pace with the respective service demands.

At the elementary school level alone, Pinebrook Elementary School (the elementary attendance area in which Yardley is currently located) presently serves not only the Stone Ridge and Kirkpatrick Farms developments (the latter of which proffered the elementary school site) but also the approved developments of The Avonlea, Baltzer Glenn, Beaverdam Overlook, Blue Spring Farm, Braddock Corner, Braddock Crossing, CD Smith, Cedar Crest, Champes Landing, Clarke Assemblage, Dawsons Corner, Elk Lick Road, Enterprise Park, Frontier Spring, Greenfield Crossing, Kimmitt, Kirkpatrick West, Lenah Run, Marhury, Masira, North Riding, Providence Glen, Providence Ridge, The Ridings at Blue Springs, Savoy Woods Estates, Tall Cedar Estates, and Townes of East Gate - none of which proffered land for school facilities. Collectively, these subdivisions (excluding Kirkpatrick Farms, Seven Hills, and Stone Ridge which have proffered public school facilities) will generate more than 4,751 school-age children. The current and future students from these subdivisions will generate the need for additional schools. Between the time funding is requested for a school and it is allocated in the budget, readily developable land in the areas generating children tends to be unavailable. Consequently, this forces the School Board to purchase second or third tier parcels (if available) which are not necessarily close to the communities they will serve. This creates even more angst when it comes to school attendance boundary changes which will be an almost annual event in the region over the coming years. Children from these developments will be disproportionately affected by the attendance boundary changes.

The misconception that small scale residential projects can be supported by existing and planned public infrastructure must be addressed. To date in the Dulles subarea, excluding Brambleton but generally described as the Mercer Middle/Freedom High School Cluster area, the approved residential units will generate just under 11,000 school-age children. Approximately 53 percent or 5,800 of these students will come from either by-right or rezoned subdivisions which did not proffer land for a school or capital facility funds specifically earmarked for public schools. Yet these developments will create the need for 3.4 elementary, 0.9 middle, and 0.9 high school facilities. It takes at least three years in the best of circumstances to find, purchase, plan, and open a new school.

Ms. Nicole Steele

ZMAP 2006-00191 Yardley September 27, 2006

Page Three

Given these identified needs it is easy to see that the School Board will have a difficult time at best meeting demands in the Dulles subarea, let alone the remainder of the county. Without land accompanying rezoning approvals, cash contributions for school site acquisition should be a requirement of the rezoning approvals. These identified monies will enable staff to pursue the purchase of land in a more expeditious fashion that may help minimize some of the difficulties accompanying school boundary changes.

As current capital facility proffer calculations indicate that public schools account for approximately 80 percent of Loudoun's estimated capital costs, a proportionate share of the capital facility contributions from Yardley should be set aside for public school capital projects in the area. This designation should be noted within the Capital Facilities Contribution proffer statement (or other appropriate documentation) for Yardley.

And finally, safe walking paths remain an important concern for the School Board, staff, and parents of the children who attend our schools. The lack of safe walking paths for students within subdivisions creates a growing safety hazard and will increase operational costs. In all rural areas of Loudoun, each house becomes a bus stop. Similar circumstances are emerging in the county's new subdivisions. Students that live within a school's walk zone must be transported to school because there are either no sidewalks or they are only constructed on one side of the street. Should new subdivisions contain sidewalks on both sides of the street, children could safely walk to a bus stop or school. Sidewalks not only increase operational efficiency, but ultimately mean less time on the school bus for Loudoun's children. In order to ensure that students residing within Yardley can safely walk to and from bus stop locations, pedestrian walkways should be provided and allow for public access easements.

The Loudoun County School Board is extremely concerned about all land development applications. Both capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County. Should you require any further information, please contact me at your earliest convenience.

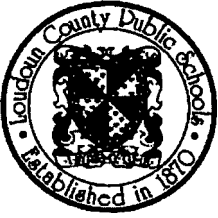
Sincerely,



Sam Adamo, Director

Attachment

c: Edgar B. Hatrick, Division Superintendent
Loudoun County School Board
(Site Location: Dulles Election District)



LOUDOUN COUNTY PUBLIC SCHOOLS

PLANNING AND LEGISLATIVE SERVICES

21000 Education Court
Ashburn, Virginia 20148

Telephone: 571-252-1050 Facsimile: 571-252-1101

August 2, 2007

Ms. Judi Birkitt
County of Loudoun
Department of Planning I
Harrison Street, SE
Post Office Box 7000
Leesburg, Virginia 20177

RE: ZMAP 2006-0019/Yardley (2nd Referral)

Dear Ms. Birkitt:

School Board staff has reviewed the second referral for the Yardley zoning map amendment. An updated project assessment chart is attached and provides the operational and capital expenses associated with the revised residential unit mix.

As a follow up to comments provided on September 27, 2006, staff appreciates the applicants' intent to provide sidewalks on both sides of the street to ensure that public school students residing within Yardley can safely walk to and from bus stop locations.

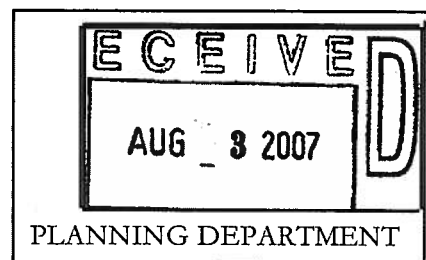
With the exception of providing updated project assessment information and acknowledging the provision of sidewalks along both sides of the street within the Yardley development, staff offers no further comment from that provided with the initial referral. Should you require any additional information, please contact me at your earliest convenience.

Sincerely,

Sam Adamo, Director

Attachment

c: Edgar B. Hatrick, Division Superintendent
Loudoun County School Board
(Site Location: Dulles Election District)





Loudoun County Public Schools

Department of Planning and Legislative Services

Project Assessment

Project Name: ZMAP 2006-0019/Yardley (2nd Referral)

2005 Virginia-County of Loudoun School Census Student Generation Factors		Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
Single Family Detached (SFD)	0.83	27	11	5	6	22
Single Family Attached (SFA)	0.47	0	0	0	0	0
Multifamily (MF)	0.28	0	0	0	0	0
Total Students		27	11	5	6	22

Capital Costs	Elementary School Cost (FY 2008 CIP)	Middle School Cost (FY 2008 CIP)	High School Cost (FY 2008 CIP)	Total Capital Expenditure
School Cost	\$25,276,000	\$46,620,000	\$93,818,000	
Capacity	875	1,350	1,800	
Per Pupil Cost	\$28,887	\$34,533	\$52,121	
Project's Capital Costs	\$317,755	\$172,667	\$312,727	\$803,149

Annual Operational Costs	FY 2008 Estimated Per Pupil Cost	Student Generation Total	Annual Operational Costs
	\$13,490	22	\$296,780

School Facility Information	Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)
2007-08 School Attendance Zone	Pinebrook	Mercer	Freedom
September 30, 2006 Student Enrollment	906	1117	908
2006-07 Building Program Capacity	813	1121	1598

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